

# **DRAFT Fond du Lac County Comprehensive Plan Goals, Objectives, & Recommendations**

## **Land Use Goals, Objectives, and Recommendations**

**Goal #1:** The County should support municipalities in providing more detailed comprehensive planning at the local level. Provide data and land use coordination with the Fond du Lac County Comprehensive Plan and the Fond du Lac County Farmland Preservation Plan.

**Goal #2:** Assist in guiding business and industrial development to areas where existing public facilities and services are adequate to support growth, are planned for expansion, or will be provided concurrent with development.

**Goal #3:** The County should promote cooperative planning between neighboring cities, villages and towns to address land use, building and site design, and development density in areas along boundaries, highway corridors, and at town entrance points.

**Goal #4:** Encourage a pattern of development and growth that preserves and enhances the quality of life and economic wellbeing for the residents of the County.

**Goal #5:** Promote residential development in areas that are designated and suitable for residential purposes and are compatible with neighboring uses. (Additional Goal, Policies, & Strategies to achieve higher housing densities in areas outside the mapped farmland preservation areas can be viewed within the Fond du Lac County Farmland Preservation Plan).

**Objective #1:** County subdivision and other land use ordinances should be maintained and updated as needed to implement the comprehensive plan.

**Objective #2:** New residential development should preserve historic and archaeological sites, agricultural land, and productive forestland; reduce forest fragmentation; and prevent conflicts between land uses.

**Objective #3:** Scattered “non-farm” residential development inconsistent with the Fond du Lac County Farmland Preservation Plan and/or Comprehensive Plan should be discouraged throughout the County.

**Objective #4:** The existing road network and existing public facilities and services should be utilized to accommodate new development to the maximum extent possible.

**Objective #5:** Solid or hazardous waste disposal, transfer, or handling facilities should be located outside of municipal well protection zones and areas of high groundwater contamination risk, and designed to protect surface water and groundwater quality.

**Objective #6:** Proposed telecommunication, wind energy, solar energy fields, and other utility towers shall address potential impacts on surrounding residential properties, alternative tower locations, setbacks from highways and other structures, provisions for abandonment, property access, lighting, and site security.

**Objective #7:** As part of the review of major subdivisions, developers should submit Area Development Plans that assess the potential for connecting planned subdivision roads with future development on surrounding properties.

**Objective #8:** Assist with promoting, enhancing, and maintaining existing land use controls in the County (e.g., Town Zoning, Subdivision Ordinance, Erosion Control and Stormwater Management Ordinances, Shoreland Ordinance, Floodplain, Ordinance, Nonmetallic Mining Ordinance, Animal Waste Storage Facility Ordinance, etc.).

## **DRAFT Fond du Lac County Comprehensive Plan Goals, Objectives, & Recommendations**

**Objective #9:** Support efforts to increase consistency between municipalities in regard to land use regulation(s).

**Recommendation #1:** Update the County's Subdivision Ordinance.

**Recommendation #2:** Implement projects identified in the County's Outdoor Recreation and Open Space Plan, and update the Outdoor Recreation and Open Space Plan every 5 years.

**Recommendation #3:** Implement objectives, implementation strategies, and projects identified in the County's Land and Water Resource Management Plan, and update the Land and Water Resource Management Plan every 10 years.

**Recommendation #4:** Implement objectives, recommendations, and policies in the County's Farmland Preservation Plan, and update the Farmland Preservation Plan every 10 years (minimum).

**Recommendation #5:** Implement objectives and recommendations in the County's Comprehensive Plan, and update the Comprehensive Plan every 10 years (minimum).

## **DRAFT Fond du Lac County Comprehensive Plan Goals, Objectives, & Recommendations**

### **Transportation Goals, Objectives, and Recommendations**

**Goal #1:** Provide a safe, convenient transportation system within Fond du Lac County to promote economic viability and protect the public investment of the County's existing and future highway system.

**Goal #2:** Provide, support and maintain a wide range of transportation alternatives for residents and visitors.

**Goal #3:** Coordinate transportation improvements with federal, state, and local entities.

**Objective #1:** Utilize the Fond du Lac County Five-Year Capital Improvement Plan and the Fond du Lac County Highway Department Six-Year Highway Improvement Plan for construction and maintenance of various transportation projects.

**Objective #2:** Actively search and lobby for increased funding for local and County road maintenance/repair.

**Objective #3:** Continue maintenance and promotion of existing recreation trails/amenities.

**Objective #4:** Increase public transportation options for rural areas and long-range travel (to and from the County).

**Objective #5:** Continue to provide cost-effective, high quality professional maintenance and construction services for local road and state highway projects within the County.

**Objective #6:** Continue to plan, program and implement necessary improvements to safely and efficiently accommodate for present and future traffic demands, enhancing economic development and new job growth within the County.

**Objective #7:** Assess existing recreation trails/amenities, which may include identifying future development/expansion needs.

**Objective #8:** Monitor technological advancements in transportation technology and forms for potential incorporation into the Fond du Lac County transportation system.

**Recommendation #1:** Update the Fond du Lac County Five-Year Capital Improvement Plan and the Fond du Lac County Highway Department Six-Year Highway Improvement Plan annually.

**Recommendation #2:** Update the Wild Goose State Trail Master Plan by 2023.

**Recommendation #3:** Develop and adopt a County highway ordinance to regulate minimum building/structure setbacks, site lines, vision triangles, and utility locations on County highways/roads.

**Recommendation #4:** Research and develop a policy to guide the transfer of road ownership between municipal jurisdictions.

**Recommendation #5:** Continue to monitor, coordinate, and educate local units of government regarding federal and state grants/programs for roadway and recreation trail improvements. Assist local units of government with grant applications, as necessary.

## **DRAFT Fond du Lac County Comprehensive Plan Goals, Objectives, & Recommendations**

**Recommendation #6:** Continue to monitor and apply for annual invasive species control grants through the Wisconsin Department of Natural Resources for invasive species control within road right-of-ways.

**Recommendation #7:** Continue to work with the Fond du Lac Metropolitan Planning Organization (MPO) and East Central Wisconsin Regional Planning Commission (ECWRPC) to implement the Fond du Lac MPO Long Range Transportation/Land Use Plan.

**Recommendation #8:** Monitor and apply for financial assistance through State and Federal programs and grant opportunities for improvements to Fond du Lac Skyport.

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## **DRAFT Fond du Lac County Comprehensive Plan Goals, Objectives, & Recommendations**

### **Economic Development Goals, Objectives, and Recommendations**

**Goal #1:** Maintain County support for the Wisconsin Economic Development Corporation (WEDC), chambers of commerce, tourism boards, Wisconsin Rural Partners, Envisions and East Central Wisconsin Regional Planning Commission (ECWRPC) in promoting economic development and tourism activities (e.g., programs, grants, etc.) throughout the County.

**Goal #2:** Attract service and employment opportunities that are compatible with existing and future land uses.

**Goal #3:** Support a range of economic development activities that encourages retail, commercial and industrial growth.

**Goal #4:** Maintain the economic viability of the County's agricultural sector.

**Goal #5:** Support and promote tourism and recreation in the County.

**Objective #1:** Coordinate efforts to actively recruit new business and industry to the County.

**Objective #2:** Support and promote county-wide commercial/retail, industrial/manufacturing, and agricultural economic development.

**Objective #3:** Promote reuse/repurpose or redevelopment (infill) of vacant and abandoned properties.

**Objective #4:** Continue providing incentives for new business and industry, such as the revolving loan funds through Envision Greater Fond du Lac.

**Objective #5:** Advertise and promote new development in the County's industrial and business parks.

**Objective #6:** Ensure an adequate amount of "shovel ready" industrial and business park land exists to serve and attract users.

**Objective #7:** Monitor renewable/alternative energy industry as economic opportunities within the County (e.g., natural gas regeneration and wind/solar farms)

**Recommendation #1:** Develop a county-wide economic development strategy. This should be completed in collaboration with a variety of stakeholders, organizations, and municipalities within Fond du Lac County.

**Recommendation #2:** Develop a county-wide economic development "branding" and marketing program to promote and attract business, industry, and tourism investment and labor support.

**Recommendation #3:** Collaborate with Envisions Greater Fond du lac to provide workforce development and training.

**Recommendation #4:** Monitor and apply for financial assistance through State and Federal programs and grant opportunities for workforce development and training.

**Recommendation #5:** Continue to provide technical and grant application assistance for brownfield redevelopment within unincorporated municipalities.

## **DRAFT Fond du Lac County Comprehensive Plan Goals, Objectives, & Recommendations**

### **Housing Goals, Objectives, and Recommendations**

**Goal #1:** Assist local units of government in identifying areas for residential development that are suitable for residential purposes and are compatible with neighboring uses.

**Goal #2:** Assess housing supply within the County to meet the needs of residents and promote a range of housing choices for anticipated income levels, age groups and special housing needs.

**Goal #3:** Assess the integrity of the existing housing stock and subsequent needs maintain the integrity of the existing housing stock.

**Goal #4:** Enhance opportunities for senior citizens in Fond du Lac County.

**Goal #5:** Assist local units of government with identification of adequate diversified housing options within the County.

**Objective #1:** Guide infill in residential areas when reviewing new land divisions.

**Objective #2:** Increase affordable rental housing options for larger families and seniors.

**Objective #3:** Increase housing options for seniors.

**Objective #4:** Continue support and operation of the Harbor Haven Health & Rehabilitation skilled nursing facility.

**Objective #5:** Support increased housing options for seniors and low/moderate-income families in areas that are suitable for residential purposes and are compatible with neighboring uses.

**Recommendation #1:** Coordinate the preparation of a county-wide housing study to:  
1) Assess existing housing supply and integrity of existing housing stock; 2) Develop innovative residential development strategies to improve/increase housing options for seniors and low/moderate-income families; and 3) Develop affordable and attainable housing choices.

## **DRAFT Fond du Lac County Comprehensive Plan Goals, Objectives, & Recommendations**

### **Utilities and Community Facilities Goals, Objectives, and Recommendations**

**Goal #1:** Provide for the development of planned municipal services, where appropriate, and supporting services for the entire population. Expand services, utilities, and communication networks as needed to provide adequate infrastructure that accommodates existing residents and supports business and industrial activity.

**Goal #2:** Promote quality schools and access to educational programs and library services.

**Goal #3:** Ensure the proper treatment of wastewater to protect public health and ground and surface water quality, while meeting current and future County needs.

**Goal #4:** Provide a level of law enforcement, fire and emergency services, and solid waste and recycling collections that meet current and future needs of County residents.

**Goal #5:** Enhance and maintain recreational opportunities, parks, and green space in the County.

**Objective #1:** Solid or hazardous waste disposal, transfer, or handling facilities should be located outside of municipal well protection zones and areas of high groundwater contamination risk, and designed to protect surface water and groundwater quality.

**Objective #2:** Proposed telecommunication, wind energy, solar energy fields, and other utility towers should address potential impacts on surrounding residential properties, alternative tower locations, setbacks from highways and other structures, provisions for abandonment, property access, lighting, and site security.

**Objective #3:** Increase promotion/advertisement of natural resource, recreational, geological, and historical amenities in the County to the public (e.g., parks, trails, green space, Niagara Escarpment, etc.).

**Objective #4:** Expand/enhance underutilized/underdeveloped recreational amenities, parks, and green space. This may include the establishment of new/expanded recreational amenities, parks, and green space.

**Objective #5:** Continue and improve support for the County's police, fire, and emergency services.

**Objective #6:** Promote intergovernmental/interagency agreements for police, fire, and emergency services.

**Objective #7:** Support alternative energy development in the County, particularly solar, wind, and hydroelectric energy production.

**Objective #8:** Expand broadband internet access throughout the entire County so that the entire County is adequately served.

**Objective #9:** Support private/public partnerships for increased County broadband infrastructure development.

**Objective #10:** Promote compatibility of various uses on recreation trails which may include employment of strategies to reduce conflicting uses on trails.

**Objective #11:** Continue administration of the Private Onsite Wastewater Treatment Systems (POWTS) Program and Wisconsin Fund Program within the County.

## **DRAFT Fond du Lac County Comprehensive Plan Goals, Objectives, & Recommendations**

**Objective #12:** Continue to provide information and data to municipalities for Community Development Block Grant (CDBG) applications.

**Objective #13:** Utilize the County's Hazard Mitigation Plan and Emergency Operations Plan.

**Recommendation #1:** Implement projects identified in the County's Outdoor Recreation and Open Space Plan, and update the Outdoor Recreation and Open Space Plan every 5 years.

**Recommendation #2:** Implement strategies, objectives, and recommendations within the Hazard Mitigation Plan and Emergency Operations Plan. Update Hazard Mitigation Plan every 5 years (minimum).

**Recommendation #3:** Apply for grants through the State Broadband Expansion Grant Program for the expansion of adequate broadband access to County residents.

**Recommendation #4:** Assist local units of government with grant applications to support improved public infrastructure.

**Recommendation #5:** Utilize 2021 broadband community survey results to implement broadband expansion/improvements in unserved or underserved areas within the County.

**Recommendation #6:** Apply for financial opportunities through the State of Wisconsin Recreational Boating Facilities Program for capital improvements to recreational boating facilities, consistent with the County's Outdoor Recreation and Open Space Plan.



## **DRAFT Fond du Lac County Comprehensive Plan Goals, Objectives, & Recommendations**

### **Agricultural, Natural, and Cultural Resources Goals, Objectives, and Recommendations**

**Goal #1:** Preserve and protect all water resources such as lakes, rivers, streams, wetlands, and groundwater.

**Goal #2:** Preserve the rural character of the County as embodied in open spaces, such as the farmlands, forests, and marshlands, and cultural or historic places. Assure that any future land use changes will not diminish the existing natural areas.

**Goal #3:** Identify, preserve, and protect the County's farmland and other working lands. Use the County's DATCP certified Farmland Preservation Plan to help facilitate and administer the preservation effort.

**Goal #4:** Preserve and protect the water, soil, air, and diverse natural resources of the County.

**Goal #5:** Promote and enhance multi-cultural and historical resources/events.

**Objective #1** Continue collaborating with farmers, landowners, agencies, and organizations to provide professional technical assistance, conservation programs, and education that improve the land and water resources of Fond du Lac County.

**Objective #2:** Provide County inspections of existing POWTS systems to protect area water quality.

**Objective #3:** Consider visual impacts of proposed developments on rural character.

**Objective #4:** Utilize the Fond du Lac County Outdoor Recreation and Open Space Plan to promote/enhance natural resources-based recreational and tourism opportunities.

**Objective #5:** Utilize the Fond du Lac County Land and Water Resource Management Plan to preserve and rehabilitate surface water resources (i.e., streams, rivers, lakes, wetlands).

**Objective #6:** Continue to promote and administer stormwater management regulations/requirements.

**Objective #7:** Utilize the Fond du Lac County Farmland Preservation Plan to protect and preserve productive farmland and support agriculture-related businesses.

**Objective #8:** Support transition to local agricultural food producers.

**Objective #9:** Continue/improve nutrient management and best management practices for agriculture.

**Objective #10:** Discourage development within the floodplain.

**Objective #11:** Continue the County's annual hazardous waste clean sweep for agricultural and household hazardous materials.

**Objective #12:** Continue administration of the County's Animal Waste Storage Facility Ordinance.

**Objective #13:** Continue administration of the County's Erosion Control and Stormwater Management Ordinance.

## **DRAFT Fond du Lac County Comprehensive Plan Goals, Objectives, & Recommendations**

**Objective #14:** Continue administration of the County's Shoreland, Floodplain, and Nonmetallic Mining Ordinances.

**Objective #15:** Continue administration of the Private Onsite Wastewater Treatment Systems (POWTS) Program and Wisconsin Fund Program within the County.

**Objective #16:** Continue administration of the County's Private Water System Ordinance which regulates the proper abandonment of any well that is not in service, taken out of service, and/or not in compliance with Wisconsin Administrative Code NR 812.

**Objective #17:** Continue annual tree sale coordinated by Fond du Lac County Land & Water Conservation Department.

**Recommendation #1:** Amend the County's Shoreland Ordinance to eliminate regulation of land uses in the shorelands.

**Recommendation #2:** Review County Floodplain Ordinance to evaluate if the County should be more restrictive for development in the floodplain.

**Recommendation #3:** Develop educational materials to discourage development in the floodplain.

**Recommendation #4:** Monitor and apply for financial assistance through State and Federal programs and grant opportunities to provide stormwater management education to the public.

**Recommendation #5:** Implement objectives, implementation strategies, and projects identified in the County's Land and Water Resource Management Plan, and update the Land and Water Resource Management Plan every 10 years.

**Recommendation #6:** Implement objectives, recommendations, and policies in the County's Farmland Preservation Plan, and update the Farmland Preservation Plan every 10 years (minimum).

**Recommendation #7:** Implement mitigation strategies and goals in the County's Hazard Mitigation Plan, and update Hazard Mitigation Plan every 5 years (minimum).

**Recommendation #8:** Implement management objectives and recommendations in the Winnebago Waterways Lake Management Plan.

**Recommendation #9:** Continue to monitor and apply for financial assistance through State and Federal programs and grant opportunities identified in the County's Outdoor Recreation and Open Space Plan, Land and Water Resource Management Plan, and Winnebago Waterways Lake Management Plan.

**Recommendation #10:** Continue administration of the Wisconsin Department of Natural Resources Wildlife Damage Abatement and Claims Program.

## **DRAFT Fond du Lac County Comprehensive Plan Goals, Objectives, & Recommendations**

### **Intergovernmental Cooperation Goals, Objectives, and Recommendations**

**Goal #1:** Promote cooperative planning between neighboring cities, villages and towns to address land use, building and site design, and development density in areas along boundaries and highway corridors.

**Goal #2:** Encourage cooperative intergovernmental land use decisions and emergency service agreements.

**Goal #3:** The County should work with individual towns to provide more detailed comprehensive planning at the local level. Provide data and land use coordination with the Fond du Lac County Comprehensive Plan and the Fond du Lac County Farmland Preservation Plan.

**Goal #4:** Work with the local communities in sharing information about future land use plans and future needs.

**Goal #5:** Encourage communities to work cooperatively to brand Fond du Lac County as a regional destination that contains quality natural resources, adequate services, an excellent labor pool, and sound infrastructure systems.

**Goal #6:** Establish and/or maintain cooperative working relationships with the County's municipalities, federal, state and county agencies; the local school districts; and others when opportunities and/or issues arise that can be more effectively addressed cooperatively.

**Objective #1:** Continue and support intergovernmental agreements, including mutual aid agreements for emergency services.

**Objective #2:** Continue attending county unit meetings hosted by the Wisconsin Towns Association for effective dissemination of information to municipalities in the County.

**Objective #3:** Continue providing technical support and professional assistance to municipalities in the County including, but not limited to:

- Land division review
- Parks and recreation development
- Livestock siting
- Stormwater management
- Municipal Separate Storm Sewer System General Permit administration
- Redistricting
- U.S. Census administration for Fond du Lac County.

**Objective #4:** Offer local community assistance from the Fond du Lac Land Information Department for local planning activities.

**Objective #5:** Continue to work with local, County, and State agencies/organizations to plan for the future and respond to changing demographics within the County.

**Recommendation #1:** Develop and maintain a mapping database of intergovernmental maps and plans forwarded to the County by individual municipalities within the County.

**Recommendation #2:** Develop and maintain a database of intergovernmental agreements for reference and educational purposes.

## **DRAFT Fond du Lac County Comprehensive Plan Goals, Objectives, & Recommendations**

### **Implementation Goals, Objectives, and Recommendations**

**Goal #1:** Proactively anticipate and plan for the future.

**Goal #2:** Respond to changing demographics in terms of services, housing, facilities, and use of natural resources.

**Goal #3:** Maintain and improve, where necessary, the quality and efficiency of county government administration, facilities and services.

**Goal #4:** Promote consistent integration of the County and local comprehensive plan policies and recommendations with ordinances and implementation tools.

**Objective #1:** Utilize other County planning documents and studies to implement the Fond du Lac County Comprehensive Plan. Examples include the Farmland Preservation Plan, Outdoor Recreation & Open Space Plan, Land & Water Resource Management Plan, housing studies, and transportation studies.

**Objective #2:** Increase and enhance public outreach and dissemination of information to County residents.

**Objective #3:** Increase and enhance presence on social media and other media outlets.

**Objective #4:** Monitor updated land use and demographic information on a yearly or bi-yearly basis.

**Recommendation #1:** The County should review, update and amended its County Comprehensive Plan and Farmland Preservation Plan at least once every 10 years to comply with State Statutes.

**Recommendation #2:** Implement, to the extent possible, recommendations contained within the comprehensive plan.

**Recommendation #3:** Adopt supporting planning documents as part of the County Comprehensive Plan by reference to ensure consistency between planning documents and efforts.